



**SHREWSBURY PLANNING BOARD  
SHREWSBURY, MASSACHUSETTS**

**MINUTES**

Regular Meeting: October 6, 2005 - 7:00 P.M.

Location: Selectmen's Hearing Room - Municipal Office Building

**Present:** Melvin P. Gordon, Chairman  
Stephan M. Rodolakis, Vice-Chairman  
Jill R. Myers, Clerk (attended late)  
Kathleen M. Keohane  
Donald F. Naber

**Also Present:** Eric Denoncourt, Engineer/Planner  
Jack Perreault, Town Engineer  
*(was also attending Finance Comm. Mtg. being held in Conference Rm. B)*

Mr. Gordon opened the meeting at 7:00 P.M.

**1. Review and Approve Minutes:**

The Planning Board approved the following Minutes of August 4, 2005 as submitted.

**2. Signed bills.**

**3. Meetings and Hearings**

**7:00 P.M. Board Member Comments**

- a) Mr. Gordon made an announcement about the Town's house auction to be held at 52 Holden Street, on Saturday morning, October 15, 2005.

**7:05 P.M. Residences at Flint Pond, Senior Housing  
Special Permit and Site Plan Approval  
Public Hearing, Continued from June 2, 2005  
Location: Hartford Pike (Route 20), southeast of Lake Street  
Decision Deadline: 65 days from the close of the hearing**

Attorney Kevin Byrne, representing OVM Management, asked for a continuance to the Board's next regularly scheduled meeting when there might be a full Board to review the presentation. The Board voted approval of the continuance.

Mr. Gordon continued the hearing to November 3, 2005, at 7:05 P.M.

**7:10 P.M. Palm Meadow Estates, Definitive Subdivision  
Public Hearing, continued from July 7, 2005  
Location: Clews Street, east of Route 140  
Decision Deadline: October 15, 2005**

Mr. Parmentier attended the hearing, and discussed the project status. The Board took the opportunity to express their concern about Lots 4 and 5. Mr. Gordon read a letter dated September 4, 2005, signed by John Parmentier, Agent, Dunn McKenzie, Inc., asking to continue the hearing to November 3, 2005, and granting the Board a Decision deadline of November 10, 2005. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to November 3, 2005, at 7:15 P.M.

**7:15 P.M. Memorial Drive, Business Park, Site Plan Approval  
Public Hearing, Continued from August 4, 2005  
Location: east side of Memorial Drive, south of Hyde Farm Road  
Decision Deadline: 65 days from the close of the hearing**

Mr. Gordon read a letter dated September 30, 2005, asking for a continuance, to allow the applicant to address concerns raised by the Engineering Department. The Board voted to allow the continuance.

Mr. Gordon continued the hearing to November 3, 2005, at 7:15 P.M.

**7:20 P.M. Russell Industrial Park, Preliminary Subdivision  
Informal Public Hearing, Continued from September 1, 2005  
Location: northwest side of Route 20 between the ends of Stoney Hill Road  
Decision Deadline: October 15, 2005**

Attending the hearing was Robert Murphy, the engineer. Mr. Murphy said he revised the plan:

- 1) to show the six foot sidewalk on the north side, because of the sunlight shining on the south side for vegetation growth;
- 2) Spoke with Abend Associates regarding traffic flow and study;
- 3) 30 foot wide road with maximum grade of 8% and centerline radius of 200 feet;

Mr. Gordon made the following comments:

- 1) detention basins remain private? Mr. Murphy said yes, they need language as to how they will be maintained, for definitive hearing;
- 2) moving catch basins so no water will flow on the road; Mr. Murphy said he changed the profile of the road;
- 3) all drainage basin remain private? Mr. Murphy said yes.
- 4) 8% grade waiver? Mr. Murphy said yes they will be asking for this. Mr. Denoncourt said he will want to review this at the definitive;
- 5) asked that the building envelope be put on definitive plan.

Mr. Gordon closed the hearing. Mr. Murphy signed the extension letter granting the Board a Decision Deadline to November 15, 2005.

**7:25 P.M. Zoning Proposals for October 11, 2005 Special Town Meeting  
Public Hearing, Continued from September 15, 2005**

Attending the hearing were Jack Perreault – Town Engineer, and Judy Barrett - the Town's consultant from Community Opportunities Group.

***Article 13 – WBDC Zoning Request, Centech Boulevard***

There were no further discussions or comments.

***Article 8 – Edgemere Village Overlay District***

There were no further discussions or comments.

***Article 9 – Route 20 Overlay District***

There were no further discussions or comments.

***Article 10 – Inclusionary Zoning Bylaw***

There were discussions and comments for this article. Ms. Barrett said she made some changes for the Board's review:

- 1) Bottom of page 2 – made a change in a definition;
- 2) Page 4 – Affordable Housing
- 3) Page 7 – Reg. Alt. Method

Mr. Naber commented on an item on Page 6, and all noted.

Ms. Keohane listed the following comments:

- 1) Table KA – Ms. Barrett said there is a typing error;
- 2) Table KA again – after footnote #4 – the Board made some wording change;
- 3) Table KA again – Page 11, footnote 12 – remove “Table of...”
- 4) Page 6, Section I – after discussion, keep wording as is.

Mr. Gordon explained the purpose of the Inclusionary Housing.

Robert Cole, 17 Park Grove Lane, asked about the “banking” of housing. Ms. Barrett said it could be done legally, but it would be dealt with under Special Permit, at the developer's risk.

The Board voted to accept and approve the bylaws as recommended as presented to Finance Committee and Town Meeting, and to recommend approving this at the Special Town Meeting to be held on October 11, 2005.

**7:35 P.M. Village at Orchard Meadows, Senior Housing  
Site Plan Modification Public Hearing  
Location: east side of Cortland Grove Drive (private),  
south of Purinton Street  
Decision Deadline: 65 days from the close of hearing**

Attending the hearing was Joe Farrell, the developer. Mr. Farrell showed the location of the new building.

He said the sewer line would be extended about 350 feet, and other utilities are already available. He commented that the runoff would be directed to the leeching areas. He said the traffic study showed the amount of traffic generated would not affect traffic flows.

Mr. Gordon noted the letter from Frances Pane, 31 Orchard Meadow Drive, in support of the project.

Mr. Denoncourt commented that this filing should be a Special Permit. Mr. Farrell agreed and said he will come back next month with this filing. The Board voted to waive the Special Permit fee.

John and Mary Kilcoyne, 84 Orchard Meadow Drive, commented about the street lighting extending down Cortland Grove Drive.

A resident, 34 Blossom Tree Drive, commented in support of project, and thought it fit in well; and also commented that the only downfall is the extended construction time. Mr. Farrell said he felt they probably wouldn't be able to break ground until Spring.

Mr. Gordon closed the hearing. Mr. Farrell said he will be filing for the Special Permit this week.

**7:45 P.M.     Glendale Avenue, Preliminary Subdivision, Private Undeveloped Road  
Informal Public Hearing  
Location: west side of Clinton Street (Route 70) at Boylston Town line  
Decision Deadline: October 29, 2005**

Attending the hearing were Steve Turnblom – the developer, and James Tetreault and Ken Strom – the engineers from Thompson and Liston Associates, Inc.

Mr. Gordon noted letter from the Police Chief, Highway Superintendent, and the Board of Health.

Mr. Strom said they are proposing 28 foot pavement width to allow flow into drainage swales. He said the road would be 545-feet in length with a "T" turn-around at the end, for emergency vehicle use.

Mr. Strom said he received the comment letter from Mr. Denoncourt, but he did not have a chance to review and respond.

Mr. Rodolakis made a comment about the lot design, and said Mr. Turnblom might get a couple more lots out of the site. Mr. Turnblom said he's still deciding on type of buildings and lot sizes.

Mr. Gordon noted that the property was industrial and residential. Mr. Tetreault noted.

Mr. Turnblom said he is trying to work something out with Trotto to put a house in the residential section.

Peter Olson, representing his Mother, asked where the area of the road will be to the Rotolo house.

Scott Nolan, 20 Bosworth Road, asked about the following:

- 1) utility right-of-way up his driveway, would they still have it?
- 2) Blasting?
- 3) Tree cutting?
- 4) Water service?

Eric Johnson, for a resident at 9 Dewey Avenue, Boylston, asked about septic location.

Robert Hokanson, 13 Dewey Road, Boylston listed the following:

- 1) concern of Carriage House, which is right on Shrewsbury line – needs to be able to go back there to maintain;
- 2) concern of putting houses where houses have never been and the affect to the area.

Mr. Denoncourt felt his comments in the letter could be addressed in the definitive.

Mr. Turnblom signed the extension letter for the Board's decision time.

Mr. Gordon closed the hearing.

**7:55 P.M. CCX Service Center – Conway Transportation, Site Plan Approval  
Public Hearing  
Location: 625 Hartford Pike  
Decision Deadline: 65 days from the close of hearing**

Mr. Rodolakis abstained from the hearing due to possible conflict of interest. Attending the hearing Michael Malynowski, Engineer from Kimball Chase, and other representative from Kimball Chase, and Jayson Tanner, Service Center Manager of CCX – Con-Way Central Express.

Mr. Gordon noted the letters from the Board of Health and the Police Chief.

The other representative from Kimball Chase reviewed the plan. He said there will be a 12,500 sq. ft. building in the rear, to expand the trucking bays. He said the existing septic system will remain and is adequate in capacity. He said they are proposing a small underneath pavement detention area at the rear of the lot.

Mr. Naber expressed some concern of traffic and asked what the affect will be. The other representative from Kimball Chase said he doesn't anticipate a real increased problem.

Mr. Tanner said there are 29 trucks now and the expansion of truck bays would not increase traffic much more.

Ms. Keohane asked for some kind of certification for the drainage system to be cleaned.

Mr. Gordon listed the following:

- 1) looking for lighting plan. Mr. Denoncourt said one was submitted and he reviewed it and it seems fine;
- 2) Special Permit with ZBA – he stated the Board would need a letter from the ZBA stating they don't need a Special Permit;
- 3) Landscaping? The other representative from Kimball Chase said there is one, but it's not submitted yet;
- 4) Zoning? Is this a trucking facility and not a cross dock facility? Mr. Tanner said it is a trucking facility.
- 5) Plans stamped properly;
- 6) Sight distances?
- 7) Fire suppression at fueling? Mr. Tanner said there is.

The other representative from Kimball Chase commented that he agrees with all technical comments and felt he could discuss these with Mr. Denoncourt.

Mr. Gordon officially closed the hearing. The Board voted to approve this project, including Mr. Denoncourt's comments as part of the decision and receiving a letter from the Conservation Commission that they are all set and doesn't have to do a filing.

**8:05 P.M. 101 N. Quinsigamond Avenue, Three Unit Multi-family Development  
Site Plan Approval and Special Permit  
Public Hearing  
Decision Deadline: 65 days from the close of hearing**

Attending the hearing were Dean Handley – the developer, and Kevin Quinn – the engineer from Quinn Engineering. Mr. Gordon noted the letters from the Police Chief and Board of Health.

Mr. Quinn requested to withdraw the Special Permit application. The Board voted to allow them to withdraw and come back with the proper filing, and waive the Special Permit filing fee.

**8:15 P.M. Adams Farm Phase II, Senior Housing  
Special Permit and Site Plan Approval Public Hearing  
Location: east side of Cherry Street, south of Boston Turnpike  
Decision Deadline: 65 days from the close of hearing**

Attending the hearing were Kevin Giblin – the developer from Brendon Properties, and James Tetreault – the engineer from Thompson and Liston.

Mr. Tetreault said this is a 12.7 acre property, will be senior housing, with 17 duplexes and two roads. He said road grades are within subdivision standards. He commented that water and sewer would be brought up Cherry Street from the Cherry Street Pump Station.

Concern was expressed for more units connecting to the pump station. Christopher Kirk, 40 Westwood Road, commented about making the southern portion not being built on a 'no-build' area.

Mr. Gordon continued the hearing to December 8, 2005.

**4. New Business**

**a. Covenant Release for Shrewsbury Hills Subdivision**

The Board voted to approve and sign the Covenant Release for Shrewsbury Hills Subdivision.

**b. Model Lot Release for Highland Hills Subdivision**

The Board voted to sign the Model Lot Release for Highland Hills Subdivision, with Engineering holding until they can agreed on which lots.

**c. Discussion regarding Stonybrook Lane guardrail**

Attending the hearing was Christine Juetten, 46 Stonybrook Lane. Ms. Juetten submitted binders for each Board member with information she would review regarding the type of guardrail the residents want to be installed.

Ms. Juetten said she is representing some of her neighbors, and that she and her neighbors want to keep the guardrail a wood one. She said she has done extensive research on the guardrail types. She said after discussions with Mr. Perreault and Mr. Morgado, they said they want steel guardrails, because of issues of safety and liability.

Other neighbors attending and expressing their support for the wood guardrail were Aaron Jones, 38 Stonybrook Lane, John Kramer, 36 Stonybrook Lane, and Derrick Anderson, 37 Stonybrook Lane..

Mr. Perreault said he will review the information and advise the Board, and this can be discussed again next month.

**5. Old Business**

**a. Discussed and Signed Decision for Francis Avenue Common Driveway**

The Board, with Mr. Perreault as alternate member to the Board as Special Permit granting authority, for Mr. Rodolakis, who missed the first meeting, unanimously voted to approve the Special Permit for the Francis Avenue Common Driveway, as drafted.

**b. Response to Grafton ZBA regarding Flint Pond Estates**

The Board voted to approve the letter and allow Mr. Gordon to sign, as drafted, to the Town of Grafton ZBA, regarding Flint Pond Estates.

**6. Correspondence**

The meeting adjourned at 10:15 P.M.

Respectfully Submitted,

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*Annette W. Rebovich*